

In re:  
2nd Chance Investment Group, LLC  
Debtor

Case No. 22-12142-SC  
Chapter 11

## CERTIFICATE OF NOTICE

District/off: 0973-8  
Date Rcvd: Dec 18, 2023

User: admin  
Form ID: pdf042

Page 1 of 3  
Total Noticed: 1

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Dec 20, 2023:

Recip ID	Recipient Name and Address
db	+ 2nd Chance Investment Group, LLC, 600 W. Santa Ana Blvd., PMB 5045, Santa Ana, CA 92701-4558

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

## BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, \*duplicate of an address listed above, \*P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

Recip ID	Bypass Reason	Name and Address
intp	*+	2nd Chance Investment Group, LLC, 600 W. Santa Ana Blvd., PMB 5045, Santa Ana, CA 92701-4558

TOTAL: 0 Undeliverable, 1 Duplicate, 0 Out of date forwarding address

## NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Dec 20, 2023

Signature: /s/Gustava Winters

## CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on December 18, 2023 at the address(es) listed below:

Name	Email Address
Amanda G. Billyard	on behalf of Debtor 2nd Chance Investment Group LLC abillyard@bwlawcenter.com
Andy C Warshaw	on behalf of Debtor 2nd Chance Investment Group LLC awarshaw@bwlawcenter.com, warshaw.andyb110606@notify.bestcase.com
Andy C Warshaw	on behalf of Defendant 2nd Chance Investment Group LLC awarshaw@bwlawcenter.com, warshaw.andyb110606@notify.bestcase.com
Arvind Nath Rawal	on behalf of Creditor Ally Bank c/o AIS Portfolio Services, LLC arawal@aisinfo.com

District/off: 0973-8

User: admin

Page 2 of 3

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Brandon J. Iskander	on behalf of Interested Party Goe Forsythe & Hodges LLP biskander@goeforlaw.com kmurphy@goeforlaw.com
Charity J Manee	on behalf of Plaintiff Official Committee Of Unsecured Creditors cmanee@goeforlaw.com kmurphy@goeforlaw.com
Charity J Manee	on behalf of Interested Party Goe Forsythe & Hodges LLP cmanee@goeforlaw.com kmurphy@goeforlaw.com
Charity J Manee	on behalf of Plaintiff Official Committee of Unsecured Creditors cmanee@goeforlaw.com kmurphy@goeforlaw.com
Cheryl A Skigin	on behalf of Creditor Ally Bank caskigin@earthlink.net caskigin@earthlink.net
Christopher P. Walker	on behalf of Interested Party Salvador Jimenez cwalker@cpwalkerlaw.com lhines@cpwalkerlaw.com;r57253@notify.bestcase.com
Christopher P. Walker	on behalf of Creditor Salvador Jimenez cwalker@cpwalkerlaw.com lhines@cpwalkerlaw.com;r57253@notify.bestcase.com
Dane W Exnowski	on behalf of Creditor Forethought Life Insurance Company dane.exnowski@mccalla.com bk.ca@mccalla.com,mccallaecf@ecf.courtdrive.com
Dane W Exnowski	on behalf of Interested Party Courtesy NEF dane.exnowski@mccalla.com bk.ca@mccalla.com,mccallaecf@ecf.courtdrive.com
Daniel J Griffin	on behalf of Plaintiff Maher Abou Khzam daniel@thebklawoffice.com tclayton@thebklawoffice.com;daniel@thebklawoffice.com
David M Goodrich	on behalf of Debtor 2nd Chance Investment Group LLC dgoodrich@go2.law, kadele@go2.law;dfitzgerald@go2.law;wgglp@ecf.courtdrive.com
David M Goodrich	on behalf of Interested Party Interested Party dgoodrich@go2.law kadele@go2.law;dfitzgerald@go2.law;wgglp@ecf.courtdrive.com
Douglas A Plazak	on behalf of Creditor Ram Bhakta dplazak@rhlaw.com
Douglas A Plazak	on behalf of Attorney Douglas A. Plazak dplazak@rhlaw.com
Douglas A Plazak	on behalf of Creditor Sajan Bhakta dplazak@rhlaw.com
Fanny Zhang Wan	on behalf of Creditor U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST fwan@raslg.com
Fanny Zhang Wan	on behalf of Interested Party U.S. Bank Trust National Association not in its individual capacity but solely as owner trustee for VRMTG Asset Trust fwan@raslg.com
Gary B Rudolph	on behalf of Creditor Lantzman Investments Inc. rudolph@sullivanhill.com, bkstaff@sullivanhill.com;vidovich@ecf.inforuptcy.com;rudolph@ecf.courtdrive.com;james@ecf.courtdrive.com
Gary B Rudolph	on behalf of Creditor LMF2 LP rudolph@sullivanhill.com, bkstaff@sullivanhill.com;vidovich@ecf.inforuptcy.com;rudolph@ecf.courtdrive.com;james@ecf.courtdrive.com
Jeffrey W Broker	on behalf of Defendant Gemma's Jewelers Inc. jbroker@brokerlaw.biz
Jennifer C Wong	on behalf of Interested Party Courtesy NEF bknotice@mccarthyholthus.com jwong@ecf.courtdrive.com
Jennifer C Wong	on behalf of Creditor Wells Fargo Bank N.A. bknotice@mccarthyholthus.com, jwong@ecf.courtdrive.com
Kathleen A Cashman-Kramer	on behalf of Creditor LMF2 LP cashman-kramer@sullivanhill.com, theresam@psdslaw.com
Kathleen A Cashman-Kramer	on behalf of Creditor Lantzman Investments Inc. cashman-kramer@sullivanhill.com, theresam@psdslaw.com
Lazaro E Fernandez	on behalf of Interested Party Courtesy NEF lef17@pacbell.net

District/off: 0973-8

User: admin

Page 3 of 3

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lef-sam@pacbell.net;lef-mari@pacbell.net;OfficeLR74738@notify.bestcase.com;lefkarina@gmail.com

Matthew D. Resnik

on behalf of Defendant Rayshon Andrew Foster Matt@rhmfirm.com  
roksana@rhmfirm.com;rosario@rhmfirm.com;sloan@rhmfirm.com;priscilla@rhmfirm.com;rebeca@rhmfirm.com;david@rhmfirm.com;susie@rhmfirm.com;max@rhmfirm.com;russ@rhmfirm.com

Matthew D. Resnik

on behalf of Defendant Rayshon Andrew Foster Matt@rhmfirm.com  
roksana@rhmfirm.com;rosario@rhmfirm.com;sloan@rhmfirm.com;priscilla@rhmfirm.com;rebeca@rhmfirm.com;david@rhmfirm.com;susie@rhmfirm.com;max@rhmfirm.com;russ@rhmfirm.com

Matthew D. Resnik

on behalf of Defendant Sonja Foster Matt@rhmfirm.com  
roksana@rhmfirm.com;rosario@rhmfirm.com;sloan@rhmfirm.com;priscilla@rhmfirm.com;rebeca@rhmfirm.com;david@rhmfirm.com;susie@rhmfirm.com;max@rhmfirm.com;russ@rhmfirm.com

Matthew D. Resnik

on behalf of Defendant Advance Real Estate & Construction Solutions Corporation Matt@rhmfirm.com,  
roksana@rhmfirm.com;rosario@rhmfirm.com;sloan@rhmfirm.com;priscilla@rhmfirm.com;rebeca@rhmfirm.com;david@rhmfirm.com;susie@rhmfirm.com;max@rhmfirm.com;russ@rhmfirm.com

Queenie K Ng

on behalf of U.S. Trustee United States Trustee (SA) queenie.k.ng@usdoj.gov

Randall P Mroczynski

on behalf of Creditor Mercedes-Benz Financial Services USA LLC randym@cookseylaw.com

Richard L. Sturdevant

on behalf of Defendant 2nd Chance Investment Group LLC rich@bwlawcenter.com

Richard L. Sturdevant

on behalf of Debtor 2nd Chance Investment Group LLC rich@bwlawcenter.com

Robert P Goe

on behalf of Plaintiff Official Committee Of Unsecured Creditors kmurphy@goeforlaw.com  
rgoe@goeforlaw.com;goeforecf@gmail.com

Robert P Goe

on behalf of Attorney Goe Forsythe & Hodges LLP kmurphy@goeforlaw.com rgoe@goeforlaw.com;goeforecf@gmail.com

Robert P Goe

on behalf of Interested Party Goe Forsythe & Hodges LLP kmurphy@goeforlaw.com  
rgoe@goeforlaw.com;goeforecf@gmail.com

Robert P Goe

on behalf of Creditor Committee Official Committee of Unsecured Creditors kmurphy@goeforlaw.com  
rgoe@goeforlaw.com;goeforecf@gmail.com

Robert P Goe

on behalf of Plaintiff Official Committee of Unsecured Creditors kmurphy@goeforlaw.com  
rgoe@goeforlaw.com;goeforecf@gmail.com

Stephan M Brown

on behalf of Interested Party Courtesy NEF ECF@thebklawoffice.com  
stephan@thebklawoffice.com;roslyn@thebklawoffice.com;brown.stephanb125317@notify.bestcase.com

Stephan M Brown

on behalf of Interested Party Maher Abou Khzam ECF@thebklawoffice.com  
stephan@thebklawoffice.com;roslyn@thebklawoffice.com;brown.stephanb125317@notify.bestcase.com

Stephan M Brown

on behalf of Plaintiff Maher Abou Khzam ECF@thebklawoffice.com  
stephan@thebklawoffice.com;roslyn@thebklawoffice.com;brown.stephanb125317@notify.bestcase.com

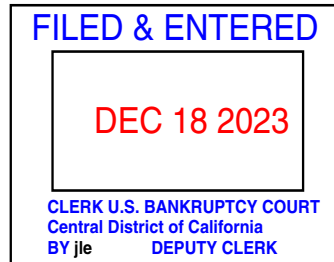
United States Trustee (SA)

ustpreion16.sa.ecf@usdoj.gov

TOTAL: 46

1 Andy C. Warshaw, State Bar No. 263880  
Rich Sturdevant State Bar No. 269088  
2 **FINANCIAL RELIEF LAW CENTER, APC**  
1200 Main St., Suite C  
3 Irvine, CA 92614  
Direct Phone: (714) 442-3319  
4 Facsimile: (714) 361-5380  
Email: awarshaw@bwlawcenter.com  
5 Email: rich@bwlawcenter.com

6 Attorneys for Debtor and Debtor in Possession



7  
8 **UNITED STATES BANKRUPTCY COURT**

9 **CENTRAL DISTRICT OF CALIFORNIA – SANTA ANA DIVISION**

10 In re

11 2<sup>nd</sup> CHANCE INVESTMENT GROUP, LLC,

12 Debtor and Debtor-in-  
Possession.

Case No. 8:22-bk-12142-SC

Chapter 11

**ORDER GRANTING DEBTOR'S MOTION FOR ORDER:**

- 13 (1) AUTHORIZING SALE OF REAL  
14 PROPERTY FREE AND CLEAR OF  
15 LIENS, CLAIMS, AND INTERESTS  
PURSUANT TO 11 U.S.C. §§ 363(b)  
AND (f);  
16 (2) APPROVING OVERBID PROCEDURES;  
17 (3) APPROVING BUYER, SUCCESSFUL  
BIDDER, AND BACK-UP BIDDER AS  
GOOD-FAITH PURCHASER  
PURSUANT TO 11 U.S.C. § 363(m);  
18 (4) AUTHORIZING PAYMENT OF  
UNDISPUTED LIENS, REAL ESTATE  
19 BROKER'S COMMISSIONS, AND  
OTHER ORDINARY COSTS OF SALE;  
20 (5) WAIVING STAY UNDER RULE 6004(h)

21 [3025 Glenview Avenue, San Bernardino,  
California 92407; APN: 0268-132-04-0-000]

22 **Remote Hearing:**

23 **DATE:** December 13, 2023  
24 **TIME:** 1:30 p.m.  
25 **PLACE:** Courtroom 5C/Via ZoomGov  
411 West Fourth Street  
Santa Ana, California 92701

26 The Debtor-in-Possession's Motion for Order: (1) Authorizing Sale of Real Property  
27 Free and Clear of Liens, Claims, and Interests Pursuant 11 U.S.C. §§ 363(b) and (f);  
28 (2) Approving Overbid Procedures; (3) Approving Buyer, Successful Bidder, and Back-up

1 *Bidder as Good-Faith Purchaser Pursuant to 11 U.S.C. § 363(m); (4) Authorizing Payment*  
2 *of Undisputed Liens, Real Estate Broker's Commissions, and Other Ordinary Costs of*  
3 *Sale; and (5) Waiving Stay Under Rule 6004(h) (Dkt. 319, "Motion")*<sup>1</sup> filed by 2<sup>ND</sup> Chance  
4 Investment Group, LLC, the debtor and debtor-in-possession in the above-captioned case  
5 ("Debtor"), came on regularly for hearing on December 13, 2023 at 1:30 p.m., before this  
6 Court, the Honorable Scott C. Clarkson, United States Bankruptcy Judge, presiding. The  
7 Debtor appeared through its bankruptcy counsel, Financial Relief Law Center, APC, by  
8 Andy C. Warshaw. All other appearances were as noted on the record.

9 Having considered the Motion and all related pleadings filed in support thereof and  
10 any arguments made at the time of the hearing, an auction having been conducted on the  
11 record, and for good cause shown,

12 THE COURT FINDS THAT:

13 A. Notice of the Motion was proper and adequate;

14 B. The Debtor's marketing of the Property was adequate and proper;

15 C. The standards set forth in 11 U.S.C. §§ 363(b) and (f)(1), (2) and/or (3) for  
16 selling the Property free and clear of all liens, claims and interests are met;

17 D. Based on the pleadings, Luis Chang and/or assignee ("Successful Bidder")  
18 and Back-Up Bidder (defined below) have acted in good faith and are entitled to the  
19 protections of 11 U.S.C. § 363(m); and

20 E. Cause exists to grant the Motion.

21 Based on the foregoing and the findings and conclusions stated orally on the  
22 record, and good cause appearing therefore,

23 IT IS ORDERED:

24 1. The notice of the Motion and the hearing thereon is approved as proper and  
25 adequate under the circumstances.

26  
27 \_\_\_\_\_  
28 <sup>1</sup> All capitalized terms have the same meaning or definition as the capitalized terms in the Motion.

1           2.     The Motion is granted and Successful Bidder's overbid of \$290,000.00  
2 ("Purchase Price") is approved as the highest and best offer.

3           3.     The Purchase Agreement which is attached to the Motion as Exhibit 5 is  
4 approved and the Debtor is authorized to sell the real property commonly referred to as  
5 3025 Glenview Avenue, San Bernardino, California, APN: 0268-132-04-0-000 ("Property")  
6 and legally described in the Preliminary Report which is attached to the Motion, to  
7 Successful Bidder for the purchase price of \$290,000.00, "as is," "where is," "with all  
8 faults," and without warranty or recourse, but free and clear of liens, claims, and interests,  
9 together with all improvements, as well as all easements and appurtenances, pursuant to  
10 11 U.S.C. §§ 363(b) and (f), including without limitation:

11                 (i)     the Loan Funder lien recorded on May 26, 2021 as instrument no.  
12                 2021-242412 of official records; and

13                 (ii)    Lis Pendens recorded on December 19, 2022 as instrument no.  
14                 2022-0402268 of official records.

15           4.     Cobra 28 No. 8 LP and/or assignee is acknowledged as the "Back-Up  
16 Bidder" with an overbid of \$285,000.00.

17           5.     In the event Successful Bidder fails to close the sale, the Debtor may sell the  
18 Property to Back-Up Bidder on the terms set forth in the Motion, without further order of  
19 the Court.

20           6.     The Debtor or the CRO, and any escrow agent upon the Debtor or the  
21 CRO's written instruction, is authorized to make the following disbursements on or after  
22 the closing of the sale as are required by the Purchase Agreement or order of this Court,  
23 including, but not limited, to:

24                 (i) the updated payoff amount of the Loan Funder lien recorded on May 26,  
25                 2021 as instrument no. 2021-242412 of official records;

26                 (ii) real property taxes and assessments prorated as of the close of escrow;

27                 (iii) the broker's commission of 6%; and  
28

1 (iv) any escrow fees, title insurance premiums and other ordinary and typical  
2 closing costs and expenses payable by the Debtor pursuant to the Purchase  
3 Agreement or in accordance with local custom.

4 7. The sales proceeds remaining after payment of these items shall constitute  
5 the net sale proceeds ("Net Proceeds"). The Net Proceeds will not be disbursed without  
6 further order of this Court.

7 8. Unless the holders of the liens, claims or interests identified in paragraph 3  
8 above have agreed to other treatment, such liens, claims or interests, to the extent such  
9 liens, claims or interests have not been extinguished by this Order, shall attach to the  
10 proceeds of the sale with the same force, effect, validity and priority that previously  
11 existed against the Property.

12 9. The CRO is authorized to execute the Purchase Agreement, or other related  
13 documents that are reasonably necessary or appropriate to complete the sale, and to  
14 undertake such other actions as may be reasonably necessary or appropriate to complete  
15 the sale.

16 10. The Debtor reserves the right to object to the validity, scope and priority of  
17 any disputed liens, claims and interest that have been or will be asserted against the  
18 Property.

19 11. Successful Bidder paid value for the Property and is approved as a buyer in  
20 good faith in accordance with § 363(m) of the Bankruptcy Code, and Successful Bidder  
21 shall be entitled to all protections to § 363(m) of the Bankruptcy Code. Should Successful  
22 Bidder fail to consummate the sale, Back-Up Bidder is approved as a buyer in good faith  
23 in accordance with § 363(m) of the Bankruptcy Code, and Back-Up Bidder shall be  
24 entitled to all protections to § 363(m) of the Bankruptcy Code.

25 12. This Order shall be effective immediately upon entry. No automatic stay of  
26 execution, pursuant to Rule 62(a) of the Federal Rules of Civil Procedure, Bankruptcy  
27 Rules 6004(h), or Local Bankruptcy Rule 9021-1 applies with respect to this Order.

28

1           13. This Court retains jurisdiction to enforce and implement the terms and  
2 provisions of this Order and the Purchase Agreement, all amendments thereto, any  
3 waivers and consents thereunder, and each of the documents executed in connection  
4 therewith in all respects, including retaining jurisdiction to (a) compel delivery of the  
5 Property to Buyer, (b) resolve any disputes arising under or related to the Purchase  
6 Agreement, and (c) resolve any disputes regarding liens, claims, or interests asserted  
7 against the Property.


8           14. The Debtor may retain, as the Estate's liquidated damages, Successful  
9 Bidder's deposit should the Purchase Agreement be cancelled by Successful Bidder or,  
10 alternatively, the Debtor may return Successful Bidder's deposit, at the Debtor's  
11 discretion. Upon closing of the sale of the Property to Successful Bidder, the Debtor is  
12 authorized to return Back-Up Bidder's deposit.

13           15. To the extent there is any tax liability to the Estate from the sale, the  
14 Debtor's principals are authorized to pay such taxes from the net proceeds generated  
15 from the sale, at their discretion.

16           16. The overbidding procedures in the Motion are approved.

17                               ###  
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22

23  
24       Date: December 18, 2023

  
Scott C. Clarkson  
United States Bankruptcy Judge